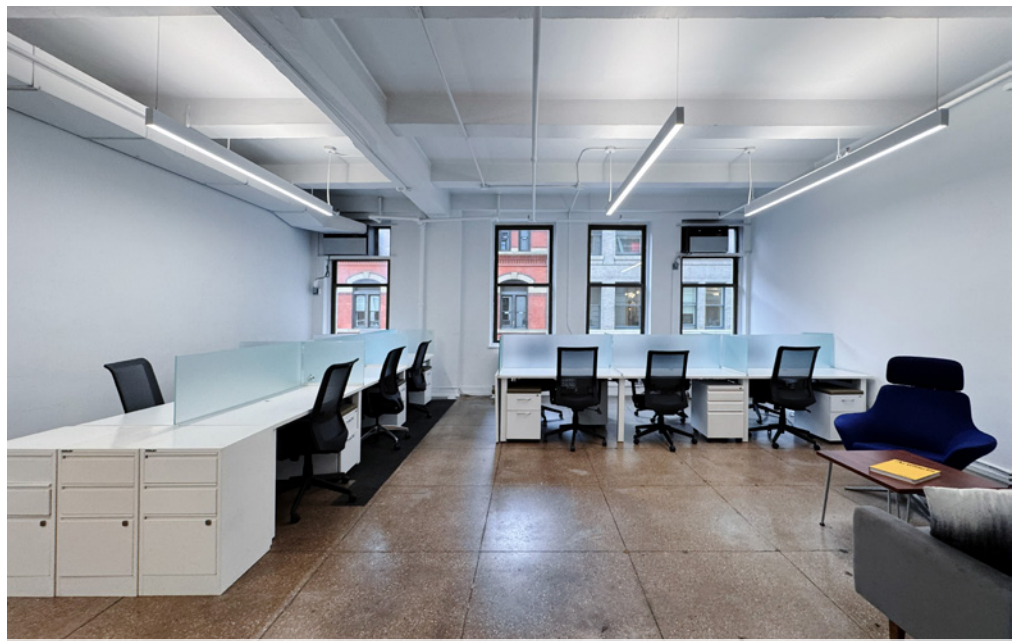




Suite 509



Suite 502

20 West 22nd Street

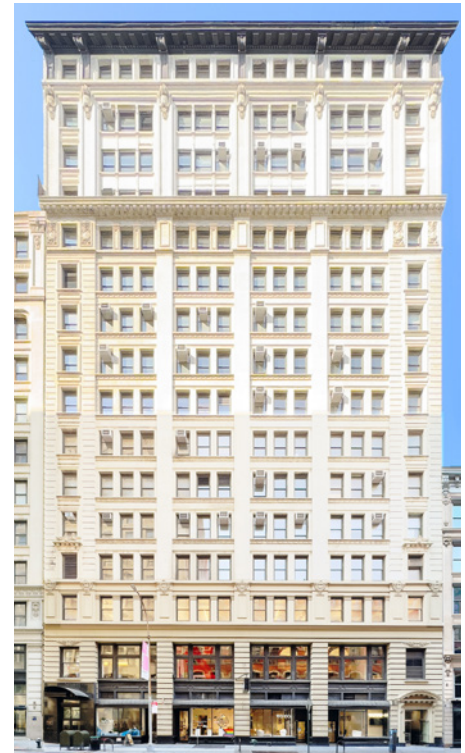
Between 5th & 6th Avenues

Fully Furnished Turnkey Office Spaces

Great Flatiron/NoMad Location

Brand New Lobby, Elevators

and Operable Windows



20 West 22nd Street

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Current Availabilities

Size	Possession	Asking Rent
Suite 603	1,433t rsf	Immediate
- Furnished move-in condition space with glass-front conference room, wet pantry and (9) workstations		
- North exposure provides good natural light and Empire State Building views		
Suite 1003	1,454 rsf	Immediate
- Recently renovated space with newly installed (2) private offices with high-end glass-front finishes		
- Open area has 10 sit/stand workstations, full wet pantry with bar-height seating tables		
- North exposure provides good natural light and Empire State Building views		
Suite 502:	1,871 rsf	Immediate
- Fully furnished space with polished concrete floors and good natural light		
- Glass-front workspaces – (1) conference/meeting room and (1) office		
- 12 sit/stand desks in the open area, full wet pantry with small eating area		
Suite 509:	2,056 rsf	Immediate
- Fully furnished open plan space with (1) glass-front office/meeting room and phone room		
- Wet pantry with bar-height seating island, lounge area and 18 sit/stand desk in the open area		

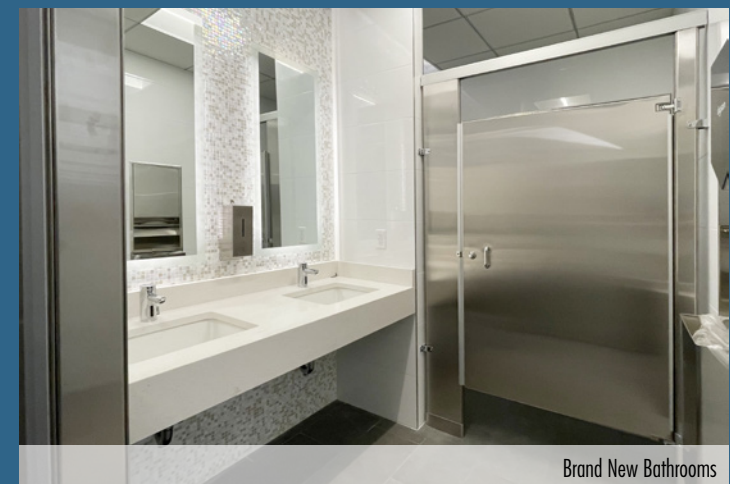
- Lobbies with central HVAC, 4-passenger elevators
- Operable windows, upgraded common hallways and brand new bathrooms
- 24 hour access with attended lobby and card-key access elevators
- Planned New East Lobby plus elevator upgraded computerized mechanicals already underway
- Building energy code of 92. Connectivity with (3) providers
- Close to Madison Square Park & Union Square
- Nearby transportation 
- **Medical or medical-related uses not permitted**



Lobby

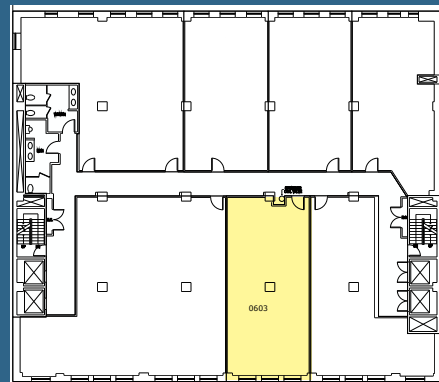
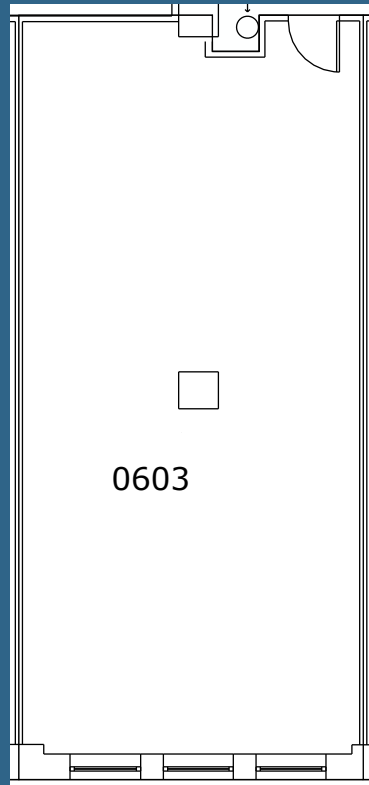


Artist's rendering for concept only of planned New East Lobby. Final design subject to change



Brand New Bathrooms

SUITE 603 - 1,433 RSF
(BASE PLAN)



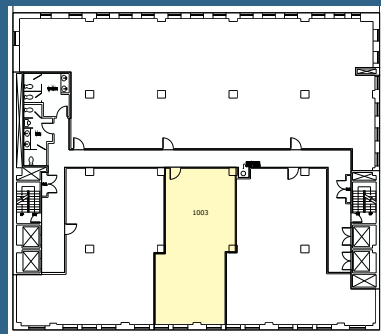
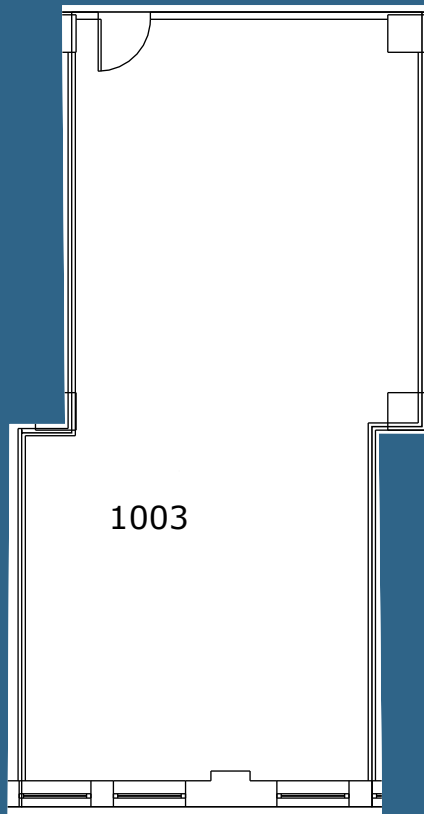
WEST 22ND STREET

[Click to View Virtual Tour](#)

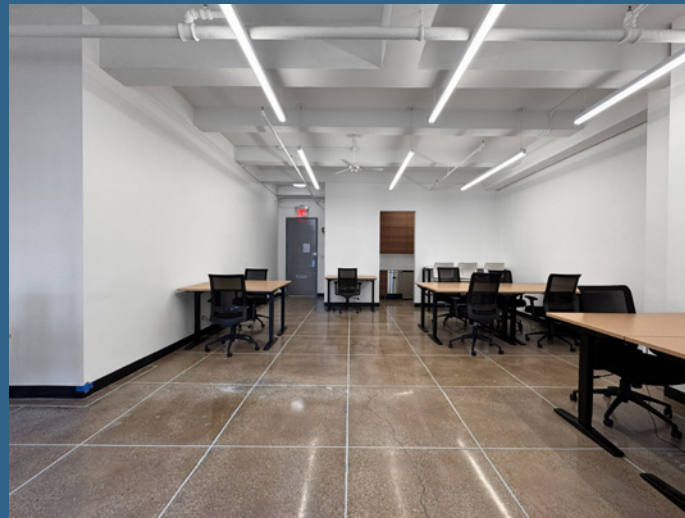


Floor Plan not to scale, for display purposes only.

SUITE 1003 - 1,454 RSF
(BASE PLAN)



WEST 22ND STREET

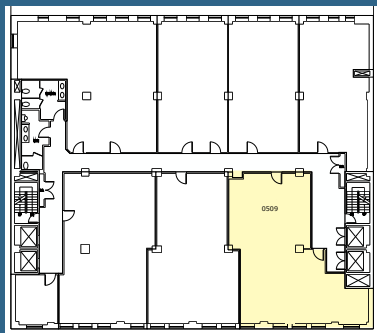
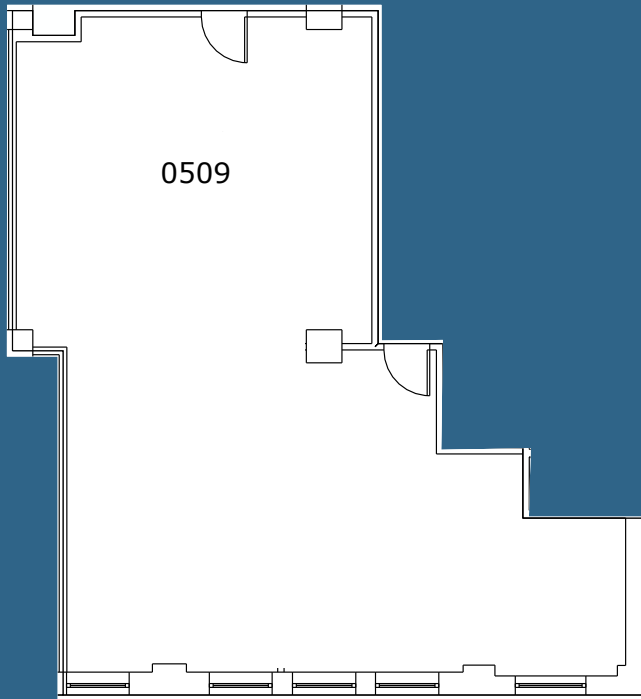


North view of Empire State Building

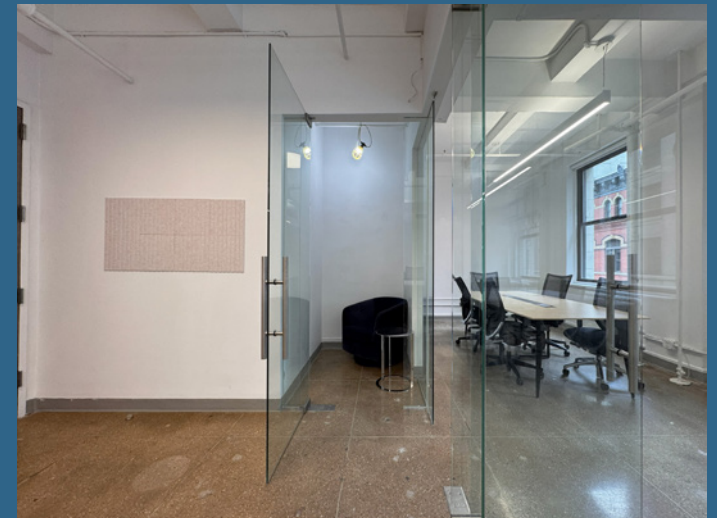
Floor Plan not to scale, for display purposes only.

SUITE 509 - 2,056 RSF
(BASE PLAN)

[Click to View Virtual Tour](#)

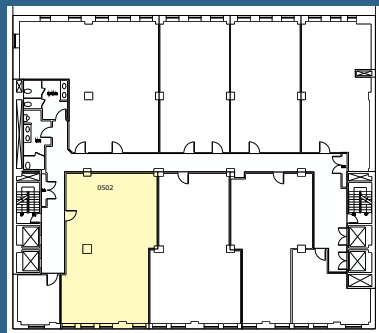
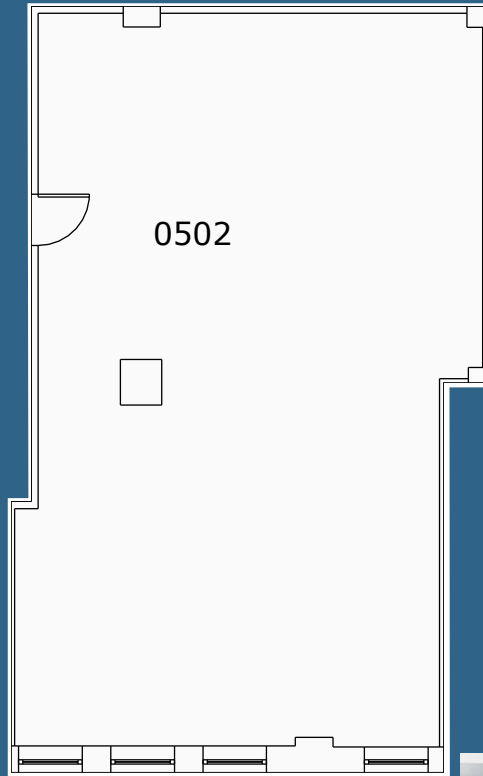


WEST 22ND STREET



Floor Plan not to scale, for display purposes only.

SUITE 502 - 1,871 RSF
(BASE PLAN)

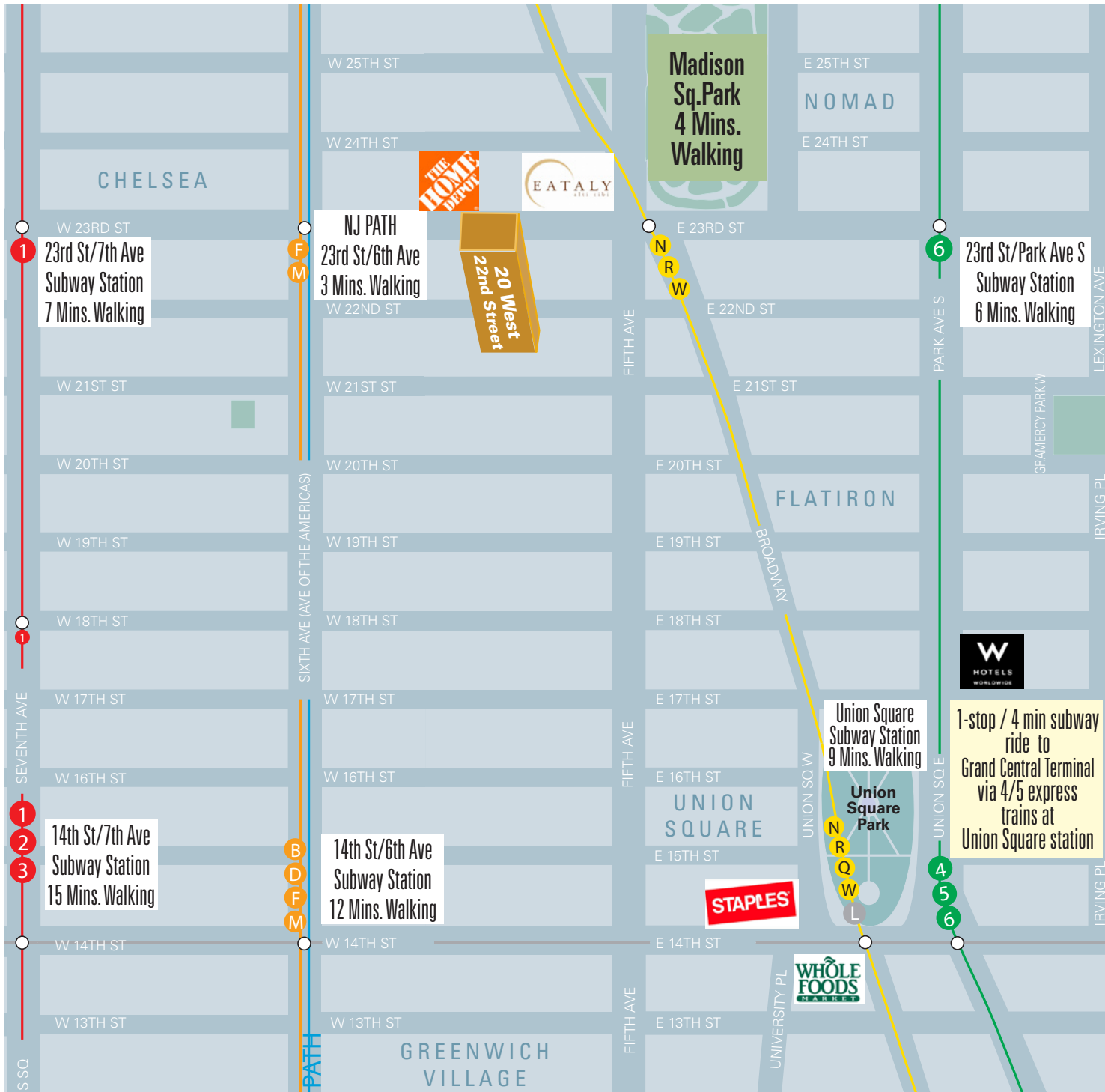


WEST 22ND STREET

[Click to View Virtual Tour](#)



Floor Plan not to scale, for display purposes only.



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